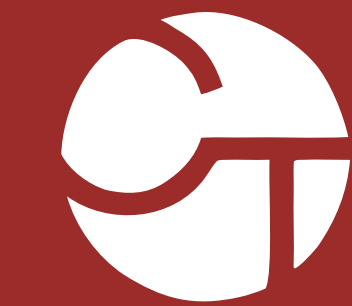




CLARKSBURG TOWN CENTER

MONTGOMERY COUNTY, MD • NOW LEASING • NEW RETAIL DEVELOPMENT
LOCATED AT INTERSECTION ST. CLAIR RD. AND STRINGTOWN RD. IN CLARKSBURG, MD



CLARKSBURG
TOWN CENTER



3D RENDERING AND SITE
PLAN ARE CONCEPTUAL
AND SUBJECT TO CHANGE.



Clarksburg Town Center is a Class A mixed-use, grocery-anchored retail development designed as a walkable main street environment within a growing residential community.

- 100,000 +/- SF of Retail
- Mixed-Use Community
- Weis Anchored
- Walkable Main Street Design

CONTACT: JUDD BOSTIAN: 703.448.4312 PATRICK HAYDEN: 703.448.4307

NVRETAIL.COM

CLARKSBURG, MD

AFFLUENT BASE

High-income households with strong spending power

GROWING COMMUNITY

Rapid residential expansion and new rooftops

RETAIL OPPORTUNITY

Limited existing retail supply

Clarksburg is one of Montgomery County's fastest-growing communities, driven by significant residential development and a rapidly expanding population.

Located along the **I-270 corridor** with convenient access to **MD-355**, Clarksburg benefits from both local and commuter traffic.

1-Mile Demographics

10,589

Population

3,167

Households

\$199K

Avg. Household Income

3-Mile Demographics

44,235

Population

13,762

Households

\$199K

Avg. Household Income

5-Mile Demographics

112,083

Population

37,637

Households

\$168K

Avg. Household Income

Forecasted 2026 Demographics

LEASING PLAN



Building 3

3-A	Retail	3,346 SF
3-B	Retail	3,831 SF
3-C	Retail	3,712 SF

AVAILABLE

Building 5

5-A	Retail	3,805 SF (Divisible)
5-B	Retail	3,655 SF (Divisible)

AVAILABLE

Building 6

6-A	Retail	2,609 SF (Divisible)
6-B	Retail	3,077 SF (Divisible)

Building 7

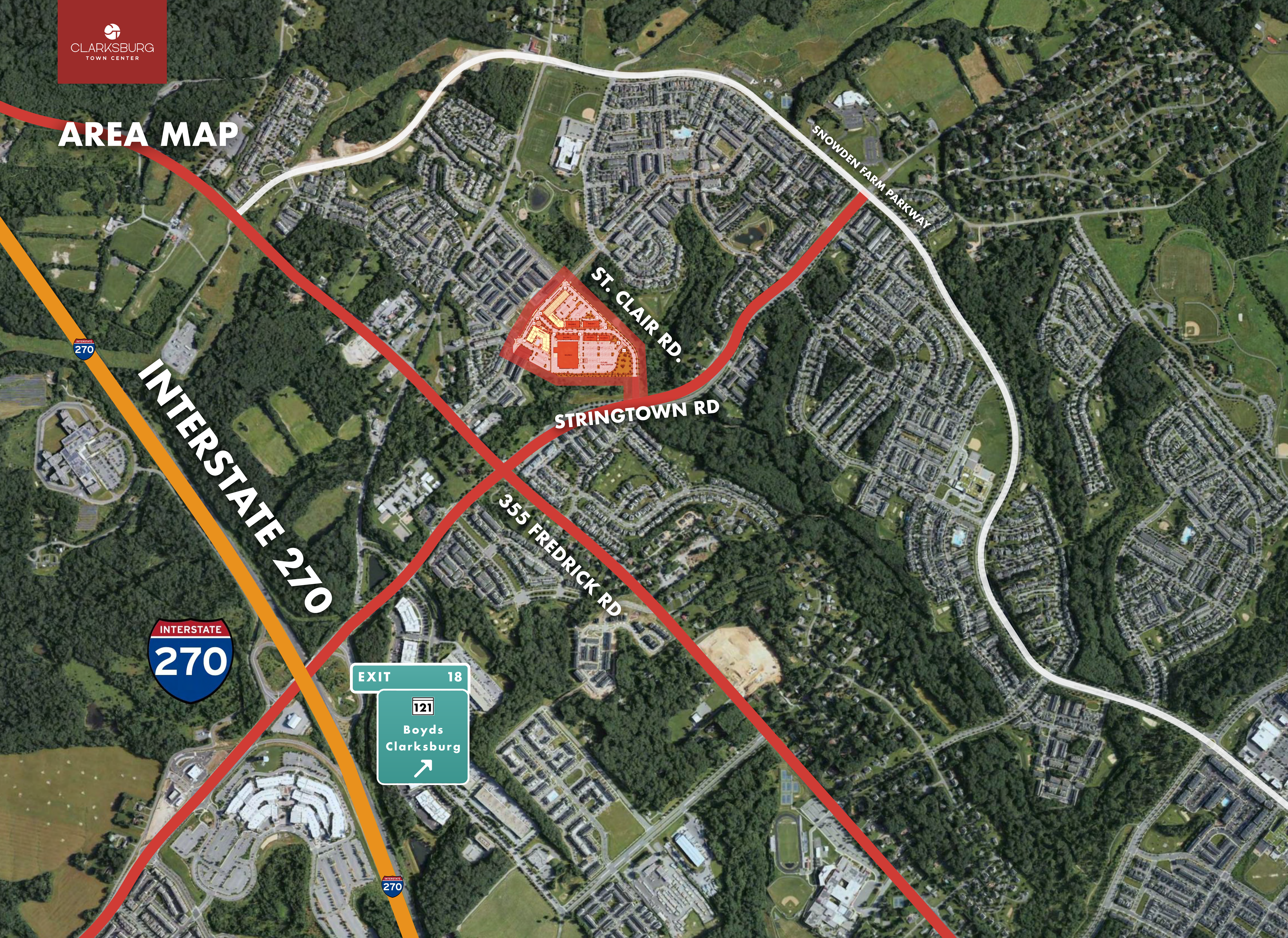
7-A	Retail	2,349 SF
7-B	Retail	1,326 SF
7-C	Retail	2,465 SF
7-D	Retail	1,275 SF
7-E	Retail	1,311 SF
7-F	Retail	1,564 SF

AVAILABLE

Building 8

8-A	Retail	2,087 SF
8-B	Retail	1,872 SF
8-C	Retail	1,007 SF
8-D	Retail	1,196 SF
8-E	Retail	2,886 SF

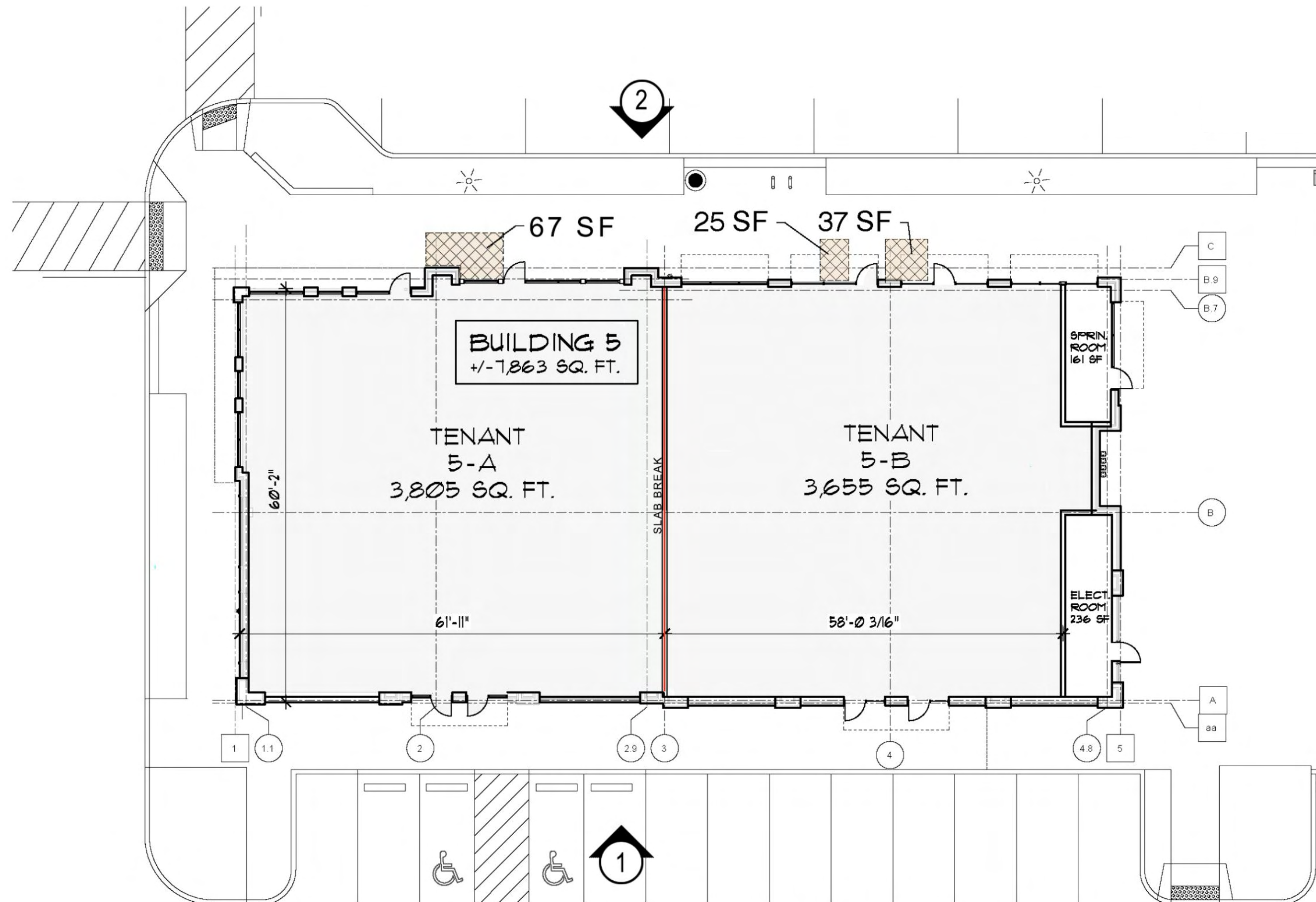
AREA MAP



BUILDING 5

3,655–3,805 SF

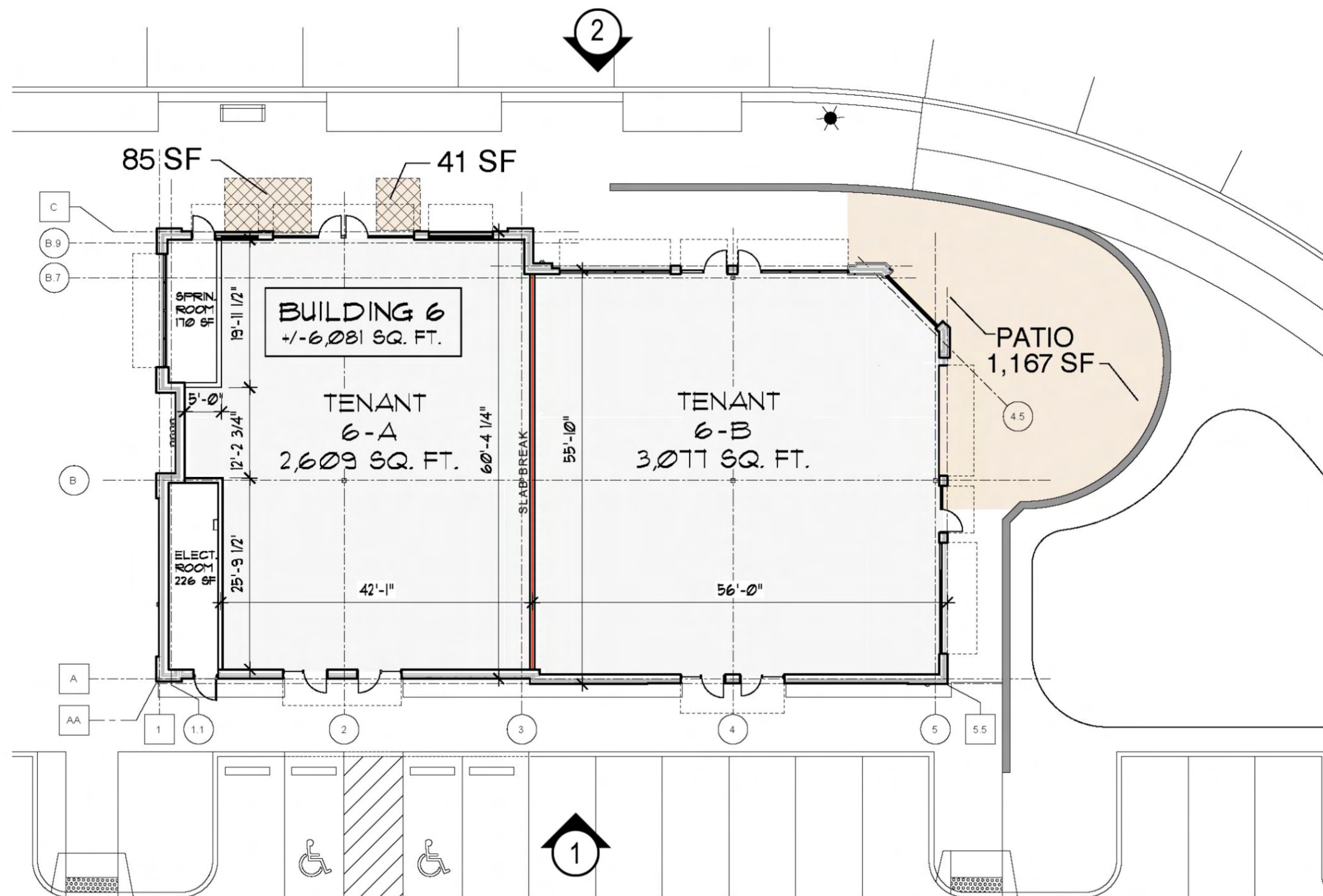
Multiple storefront configurations available



BUILDING 6

2,609–3,077 SF

Multiple storefront configurations available



BUILDING 8

1,007–2,886 SF

Multiple storefront configurations available

